

MINUTES
MONROE CITY PLANNING COMMISSION MEETING
June 16, 2015

1. Chairman Leon Stewart called the Planning Commission meeting to order at 7:30 p.m. Prayer was offered by Commissioner Justin Peterson.

Chairman Stewart welcomed new Commissioner Paula Roberts, and thanked her for her willingness to serve on the commission. Commissioner Gleave has recently submitted her resignation to the mayor. Kamelle Gleave served on the commission for a long time and served it well. Commission would like to thank her for her service.

Member Bart Lee moved to approve minutes from April 21, 2015 meeting with corrections made. Commissioner Barnson seconded. All were in favor. Motion carried.

Present

Chairman- Leon Stewart

Commissioners-

Justin Peterson

Bart Lee

Paula Roberts

Joyce Barnson

City Treasurer- Allison Leavitt

Excused – Councilmember Fran Washburn

Earlier this month Allison and Chairman Stewart attended training for planning commissions in Richfield. Chairman Stewart asked Allison to report on this training at our next meeting.

2. Review proposed changes to Monroe City Land Use Ordinance - FENCES

Commission had a brief discussion to bring Commissioner Roberts up to speed on the fence ordinance they have been working on. Commissioner Roberts questioned regulations concerning fences that have been built prior to new fence ordinance. It was explained these are grandfathered, meaning if they were built before the ordinance they are legal. If there appears to be a safety concern the council can take action to have the hazard remedied.

Commission reviewed proposed fence ordinance and made following changes.

Section 1

- Move definition of clear view site triangle out of section 1 and put above with definition of fences walls and hedges.
- Change all measurements to feet to be consistent throughout ordinance.
- Change wording in (B) to “ a height of six (6) feet”
- Will include a diagram of the two different types of triangles with measurements
- Change title to “Intersecting Street.”

Section 2

- Change wording in (A) to read as follows “A ten (10) foot clear view site triangle must be established on both sides of driveway at the property line.” (Refer to diagram)

Section 3

- Change (A) fences, walls and hedges which are eight (8) feet or over in height within any rear yard or interior side yard must be engineered with a certified engineer stamp.
- Insert reference after last sentence (Refer to front yard definition Section 1104 page 59.)
- Remove B
- C & D & E no changes
- F- Change from city right of way to “property”
- Remove G
- H no changes

Once we get the fence ordinance finalized it will be published in the city newsletter to educate residents on new regulations.

Commission discussed the enforcement policy. A fence requires a building permit. With the permit the Sevier County Building Dept. will handle enforcement. The permit goes through Monroe city for zoning purposes then forwarded to John Hick, Sevier County Building Inspector for enforcement.

The council has asked the commission to work on an enforcement policy. Once that is complete we will show reference to appropriate section within the fence ordinance.

Bart will send Allison a sample of triangle diagrams for ordinance.

Allison will get the sample ordinance done and email to each member before next month's meeting.

Discussion on enforcement- Leon explained that if your ordinance is built around safety it is defensible and is easier to enforce. If it's about how the council wants the city to look, this will be more difficult to enforce.

Business for next agenda will be to finalize fence ordinance, and review the list of ordinances the council has asked the planning commission to review.

3. Adjournment

Commissioner Barnson moved to adjourn meeting at 8:45 p.m. Commissioner Lee seconded. All were in favor. Motion carried.